



January 25, 2023

Jason R. Groth  
Planning Director  
Charles County Government  
Department of Planning and Growth Management  
La Plata, Maryland 20646

Re: **Application for Amendment to the Charles County Comprehensive Water and Sewerage Plan**  
Windward Neighborhood (Village of Piney Reach Neighborhood 3)

Dear Mr. Groth:

Please find enclosed with this letter the Application for Amendment to the Charles County Comprehensive Water and Sewerage Plan for the Windward Neighborhood. Included with this letter are the following for review, use and approval:

1. A completed application for amendment.
2. Location map.
3. Existing Comprehensive Water Map showing the location of the Windward Neighborhood.
4. Existing Comprehensive Sewer Map showing the location of the Windward Neighborhood.
5. Water and Sewer Cost Estimate.
6. Letter of Intent for Proposed Development.

Please consider this submission for approval to amend the Comprehensive Water and Sewerage Plan from for this neighborhood. If you should have any questions, please contact us.

Sincerely,  
Whitman, Requardt & Associates, LLP

A handwritten signature in black ink that reads 'Andrew C. Vail'.

Andrew C. Vail, P.E.  
Associate

cc: Mark Anderson  
Rick Barnas

Compliance with comprehensive Plan \_\_\_yes\_\_\_No  
Previously Reviewed? \_\_\_yes\_\_\_no

Reference Number: \_\_\_\_\_  
Date received: \_\_\_\_\_  
*To be completed by staff*

CHARLES COUNTY GOVERNMENT  
DEPARTMENT OF PLANNING AND GROWTH MANAGEMENT

**APPLICATION FOR AMENDMENT TO THE CHARLES COUNTY  
COMPREHENSIVE WATER AND SEWERAGE PLAN**

*Note to the Applicant:*

This application form must be completed in its entirety. If an item is not applicable to your project, please write "N/A" in the space provided. Incomplete applications will be returned without County review. The applicant is also cautioned that an application cannot be reviewed more than once during a two-year period, unless substantial changes have been made. A non-returnable application fee is required upon submittal of this application. If the application has been reviewed within the last two years and does not reflect substantial changes, or if the application is incomplete, the application will be returned without County review and the application fee will be forfeited by the applicant.

Please note the reference number assigned to your application at the time for submittal and use it on all correspondence with the County.

I. Applicant Requesting Service Category Amendments:

I, the Applicant, hereby acknowledge and agree to the terms, conditions and requirements set forth in the current Charles County Comprehensive Water and Sewerage Plan, as a condition of receiving the service area change designation (priority classification) applied for:

Agent: Whitman, Requardt & Associates, LLP  
Address of Agent: 801 South Caroline Street  
Baltimore, MD 21231  
Telephone of Agent: 410-235-3450  
Signature of Agent: *Andrew C. Vail*  
Date: January 25, 2023  
Print Name of Agent: Andrew Vail

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Owner/Applicant: St. Charles Community, LLC  
Address of Owner/Applicant: 7035 Albert Einstein Drive Suite 200  
Columbia, MD 21046  
Telephone of Owner/Applicant: 410-423-0545  
Signature of Owner/Applicant: *Mark Anderson*  
Date: January 25, 2023  
Print Name of Owner/Applicant: Mark Anderson

Reference Number: _____
Project Name: _____

II. Project Location:

See instructions for completion of this section.

Location and/or Address:	<u>Off of Billingsley Road, 0.25 miles south of Piney Road Road</u>
Project/Subdivision Name:	<u>Windward Neighborhood</u>
Size of Property:	<u>127.6</u> <sup>**</sup> Acres
Tax Map #/Grid#:	<u>Tax Map 24</u>
Parcel:	<u>Parcels 1 and 136</u>
Zoning-Existing:	<u>PUD</u>
Comprehensive Plan Area Designation:	<u>Planned Unit Development</u>
Has the property been subdivided?	<u>Yes (Parcel 136)/ No (Parcel 1)</u>
If yes, subdivision plat # and Name:	<u>XRS01- 0115 Piney Reach Tract 4A</u>
Date of approval:	<u>12/18/2001</u>
Date plat recorded:	<u>12/19/2001</u>
Liber:	<u>PB 53</u>
Folio:	<u>F 401</u>

Has this property been submitted previously as an amendment to the Comprehensive Water and Sewerage Plan?

X  yes <sup>\*\*</sup>   no

If yes, when was the project last submitted? Partial Submittal Oct, 2000 What cycle? \_\_\_\_\_

Was the proposed amendment denied? No

If the proposed Amendment was denied, please attach a brief summary outlining the changes made to the application since the previous submittal.

**\*\*Of the 127.6 acres, approximately 37 acres is already category W3. This category change request is for the remaining area.**

Reference Number: _____
Project Name: _____

III. Proposed Project Description

In the event that the project is multi-phased, the attached table should be completed for each phase and made an attachment to this application.

RESIDENTIAL	Acreage	#Units	Water Demand (mgd)	Sewerage Production (mgd)
1. Single Family		90	0.0166	0.0234
2. Townhouse or other		327	0.0462	0.0647
3. Garden Apartment				
4. High Rise				
5. Other (Specify)				
<b>COMMERCIAL</b>	<b>Acres</b>	<b>Sq. Ft.</b>		
# of units _____				
1. Neighborhood				
2. Community				
3. Regional				
4. Other (Specify)				
<b>OFFICE</b>				
# of floors _____				
1. Professional				
2. Business				
3. Government				
4. Other (Specify)				
<b>INDUSTRIAL</b>				
1. Manufacturing				
2. Warehousing				
3. Independent Ind. Building				
4. Other (Specify)				
<b>TOTAL</b>		<b>417</b>	<b>0.0628</b>	<b>0.0881</b>

Reference Number: _____
Project Name: _____

IV. Service Category Amendment

See Instructions to complete this section.

Existing Water Service Category: W3/W5 \*\*  
 Requested Water Service Category: W3

If service is to be provided by an existing water service provider, complete the following: (if not applicable, mark "N/A")

Name of Water Service Provider: Waldorf System  
 Address of Water Service Provider: 5310 Hawthorne Road  
La Plata, MD 20646  
 Telephone of Water Service Provider: 301-609-7400  
 Available Capacity of Water Service Provider without the Proposed Project: 1,768,000 gpd  
 Existing Sewer Service Category: S3/S5 \*\*  
 Requested Sewer Service Category: S3

If service is to be provided by an existing sewer service provider, complete the following: (if not applicable, mark "N/A")

Name of Sewer Service Provider: Mattawoman WWTP  
 Address of Sewer Service Provider: 5310 Hawthorne Road  
La Plata, MD 20646  
 Telephone of Sewer Service Provider: 301-609-7400  
 Available Capacity of Sewer Service Provider without the Proposed Project: 9.111 MGD

Applicant shall provide, an attachment to this application, a summary by phase of the capital costs involved in providing water and sewer service to the project. These costs shall include all line work, metering, valves, additional treatment capacity (if required to be constructed to serve the project), engineering, legal, administrative, right-of-way, construction and contingency costs.

\*\*Of the 127.6 acres, approximately 37 acres is already category W3/S3. This category change request is for the remaining area.

Reference Number: _____
Project Name: _____

V. Maps

Applicant to attach the following maps as part of this application package:

1. Location map at 1: = 2000;. Map shall fit on 8 ½" 11" paper, or be divided in such a way as to fit on a series of 8 ½" x 11" sheets. If a series of maps is used, a key map shall be located in the upper right corner of each map to indicate position of map within overall project. In the case of a series of maps, the total number of maps contained in the series will also appear in the lower right hand corner (i.e. "Map 1 of 6") Maps shall be reproducible. Color submittals shall be reproducible in black and white. The project name shall be clearly legible in the lower right hand corner. A space shall be left for the Reference Number (to be filled in by the County.)
2. Map outlining the project site on the respective Water and Sewer Maps (see Instructions to obtain current Water and Sewer Map base.)
3. Map outlining connection to existing water and sewer lines (if applicable.) Map should include line sizes, pump station requirements (peak flow, total dynamic head, number of pumps), valves and caps. In the event of a dry line installation, these lines should be so marked on the maps.

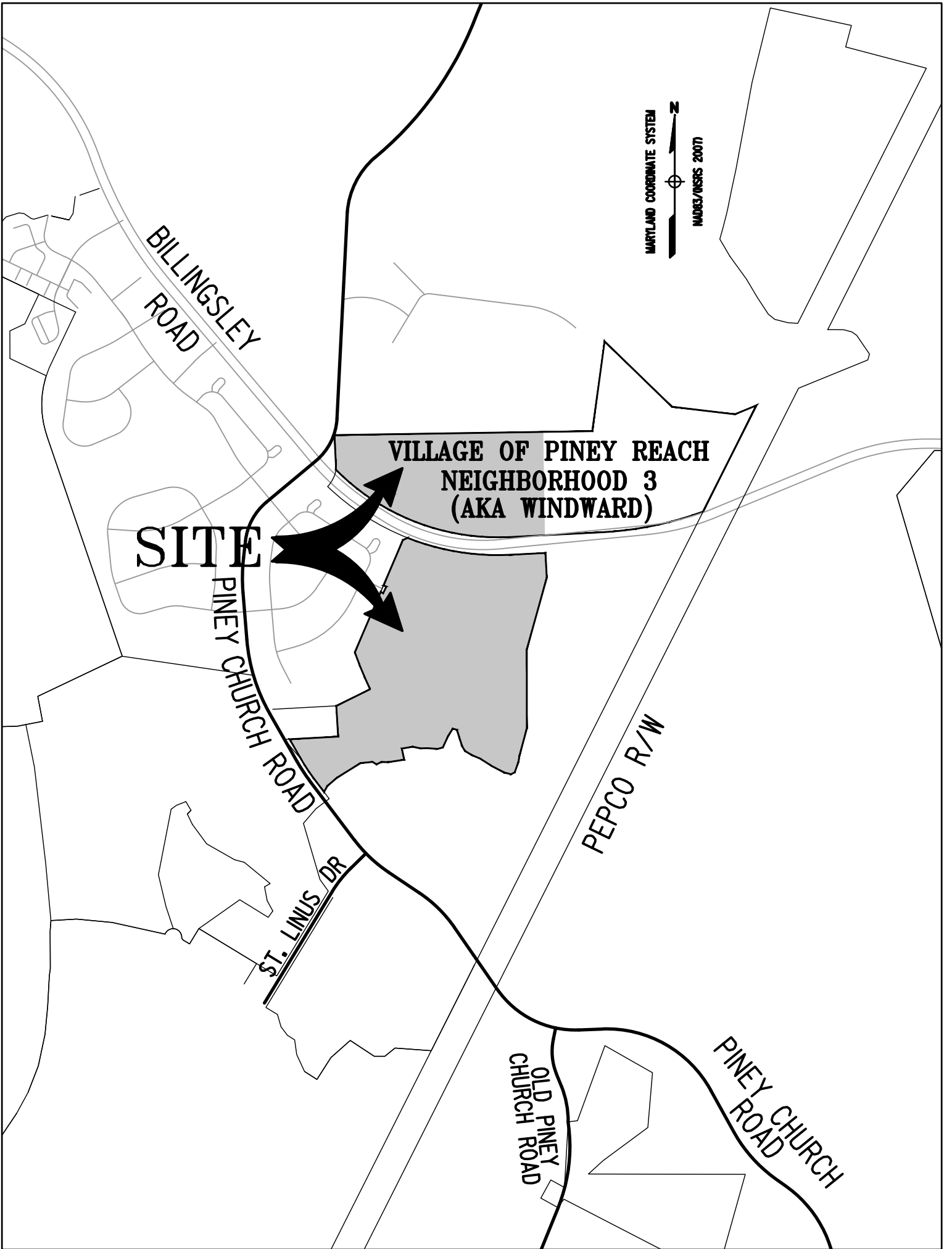
VI Calculations.

As an attachment to this application, applicant shall provide all calculations estimating flow by phase, sizing of all facilities and unit construction costs derivations.

VII Additional Information required

If the proposed project is in excess of 200 acres, please provide a letter of intent or justification statement which explains the development plan concept and details the locations, uses and densities proposed.

ALL INFORMATION PROVIDED AS PART OF THIS APPLICATION PACKAGE MUST BE COMPLETED ON 8 ½: X 11" SIZE PAPER. INFORMATION CONTAINED WITHIN THESE APPLICATIONS WILL BECOME PART OF A PUBLIC INFORMATION PACKAGE. FOR FURTHER INFORMATION, CALL PLANNING AND GROWTH.



**SITE**

**VILLAGE OF PINEY REACH  
NEIGHBORHOOD 3  
(AKA WINDWARD)**

BILLINGSLEY  
ROAD

PINEY CHURCH ROAD

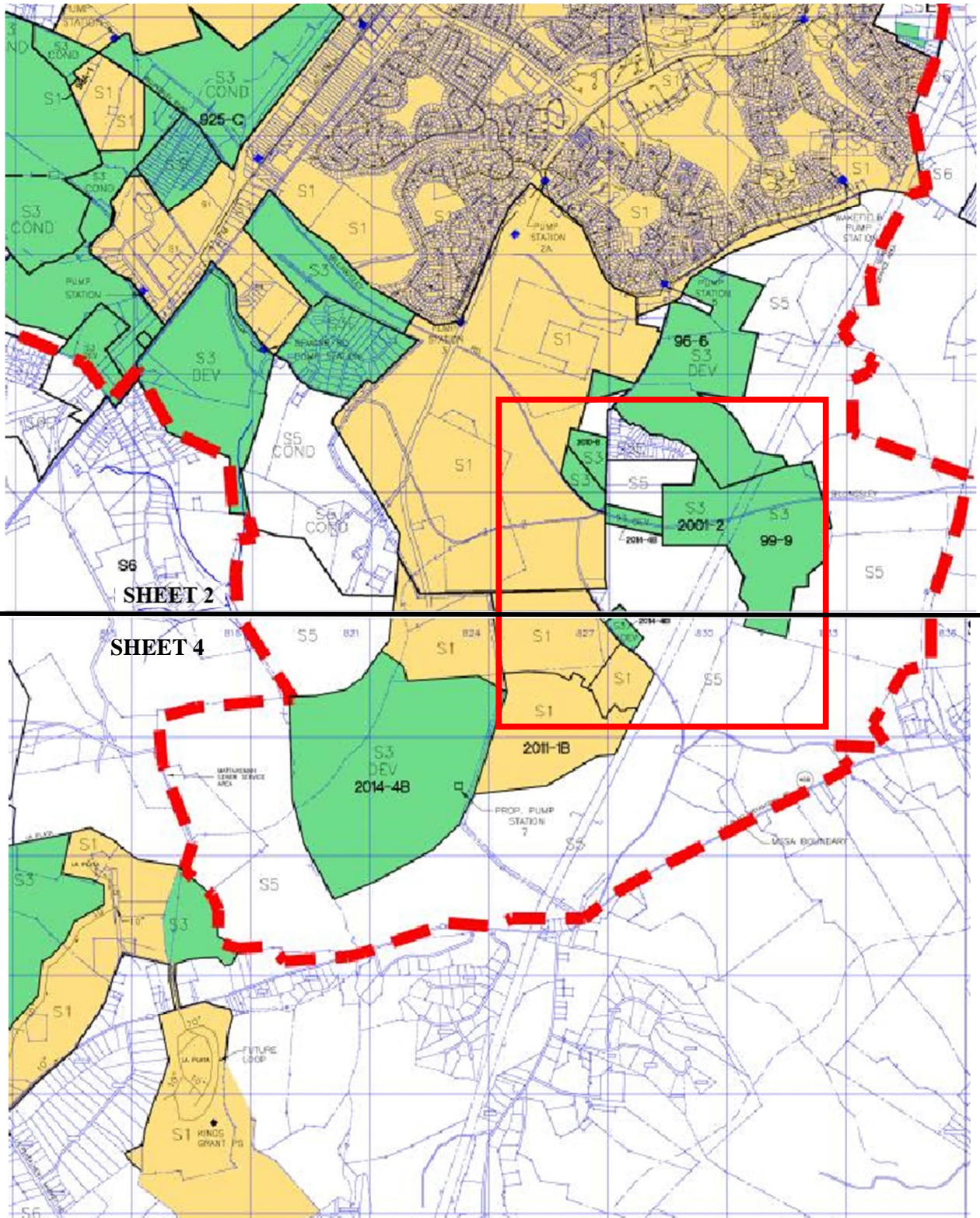
ST. LINUS DR

PEPCO R/W

OLD PINEY  
CHURCH ROAD

PINEY CHURCH  
ROAD

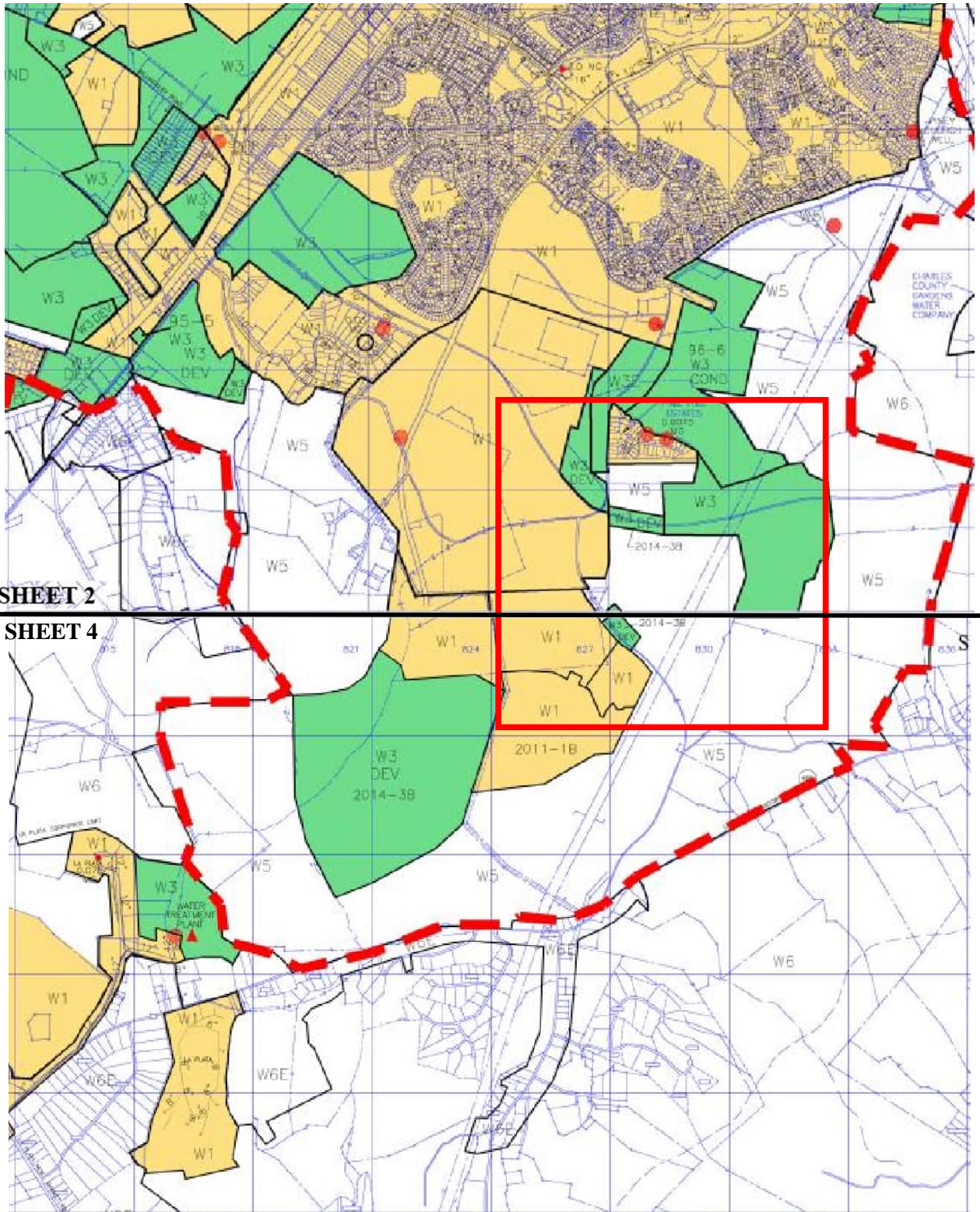
MARYLAND COORDINATE SYSTEM  
NAD83/NSRS 2007



## Windward Neighborhood

Sewer Map





Windward Neighborhood

Water Map



## St. Charles Community, LLC

Windward Neighborhood

### Engineer's Estimate Summary

January, 2023

Water	\$1,773,729
Sewer	\$1,590,050
<b>Total</b>	<b>\$3,363,779</b>



*Andrew C. Vail*

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland.

License Number: 39496

Expiration Date: September 12, 2024.



**St. Charles Community, LLC**  
Windward Neighborhood

Engineer's Estimate  
**Water**  
January, 2023

<b>No.</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Price</b>
1.	6" Main, DIP	800	<i>LF</i>	\$50.20	40,160
2.	8" Main, DIP	4,600	<i>LF</i>	\$55.90	257,140
3.	10" Main, DIP	6,900	<i>LF</i>	\$66.10	456,090
4.	6" Valve and Box	50	<i>EA</i>	\$1,000.00	50,000
5.	8" Valve and Box	20	<i>EA</i>	\$1,590.00	31,800
6.	10" Valve and Box	30	<i>EA</i>	\$2,370.00	71,100
7.	6" Fire Hydrant	50	<i>EA</i>	\$3,000.00	150,000
8.	1-1/2" Corporation Stop	420	<i>EA</i>	\$200.00	84,000
9.	1-1/2" 'K' Copper WHC	11,100	<i>LF</i>	\$23.70	263,070
10.	1-1/2" Ball Valve	420	<i>EA</i>	\$166.00	69,720
11.	Meter Vault	420	<i>EA</i>	\$445.00	186,900
12.	Tees, Crosses, Bends, Reducers and Caps	70	<i>EA</i>	\$204.70	14,329
13.	Restrained Joints	6,000	<i>LF</i>	\$16.57	99,420
<b>Total</b>					<b>1,773,729</b>



**St. Charles Community, LLC**  
Windward Neighborhood

Engineer's Estimate  
**Sewer**  
January, 2023

<b>No.</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit</b>	<b>Unit Price</b>	<b>Price</b>
1.	8" Sewer PVC (SDR-35)	8,800	<i>LF</i>	\$48.20	424,160
2.	10" Sewer PVC (SDR-35)	2,000	<i>LF</i>	\$55.90	111,800
3.	18" Sewer PVC (SDR-35)	1,400	<i>LF</i>	\$138.00	193,200
4.	Standard Manhole Frame and Cover	100	<i>EA</i>	\$404.00	40,400
5.	HDPE Manhole Inserts	100	<i>EA</i>	\$100.00	10,000
6.	48" Diam. Manhole, Precast	600	<i>VF</i>	\$355.00	213,000
7.	6" Service Lateral, PVC	11,100	<i>LF</i>	\$40.10	445,110
8.	6" Cleanout Assembly	3,800	<i>VF</i>	\$40.10	152,380
<b>Total</b>					<b>1,590,050</b>



January 25, 2023

Mr. Jason R. Groth  
Planning Director  
Charles County Government  
Department of Planning and Growth Management  
200 Baltimore Street  
La Plata, Maryland 20646

Re: **Letter of Intent for Proposed Development**  
Windward Neighborhood (Village of Piney Reach Neighborhood 3)

Applicant/Owner: St. Charles Community, LLC

Dear Mr. Groth:

On behalf of St. Charles Community, LLC, we hereby submit the following letter of intent to pursue land use and development, consistent with the revised and restated Docket 90 and the amended Master Plan PDZA 18-90(20), of the 127.6-acre property previously called the Village of Piney Reach Neighborhood 3 and now known as Windward Neighborhood.

The property is located on the north and south sides of Billingsley Road, approximately 0.25 miles south of Piney Church Road. The development will include the construction of approximately 90 single family and 327 townhouse lots. Approximately 2.7 acres on the north side of the development will be reserved for a proposed water tower.

In addition to the residential and water tower sites, the Windward project will include community amenities including pocket parks, pickleball courts, a tennis court, playgrounds, and bike facilities.

Currently the site is wooded and undeveloped but contains an access road to an offsite property on the south side of Billingsley Road that will be relocated as part of this development.

The current zoning of the subject parcel is PUD and is part of the St. Charles Communities Village of Wooded Glen and Piney Reach Master Plan as approved on November 19, 2018. A Master Plan revision is currently under review for the Village of Wooded Glen and Piney Reach. No zoning change will be requested with this development and the unit composition/density of the neighborhood shall conform to the Master Plan.

Necessary infrastructure to support this development will also be constructed as the development progresses through its various stages. Public and private roadways shall be constructed as will public water and sanitary sewer utilities shall be constructed and connected to their respective existing facilities to provide service to the development. Public and private storm drains and stormwater management facilities shall be designed and constructed to meet the requirements of Charles County and other regulatory agencies to support this project.

If you should have any questions or comments, please contact us.

Sincerely,  
Whitman, Requardt & Associates, LLP

Andrew C. Vail, P.E.  
Associate

cc: Mark Anderson